WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	WSCC – Highways Authority
DATE:	18 June 2024
LOCATION:	5 Greenfield Road, Slinfold, RH13 0SF
SUBJECT:	DC/24/0514 Establishment of two one-bedroom residential units with associated parking and landscaping.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This proposal is for the establishment of two one-bedroom residential units with associated parking and landscaping. The site is located on off a private car parking area, consequently these comments are for your advice only. The car parking area adjoins the public highway via a private access road at Greenfield Road, an unclassified road subject to a speed restriction of 30 mph.

The LHA previously provided consultation advice for this site for application DC/23/0407, raising no highway safety concerns. This Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

The applicant proposes a new vehicular access on to a private parking area. Access to the maintained highway is via an existing private access road onto Greenfield Road. There are no apparent visibility concerns with the existing point of access on to the maintained highway at Greenfield Road. The proposed development is not anticipated to give rise to a significant material intensification of use of this junction.

The applicant proposes two car parking spaces for this development on the proposed driveway. The WSCC Car Parking Demand Calculator indicates that a development of this size in this location would require at least three car parking spaces. Therefore, any overspill parking would have to be accommodated on-street, and the LPA may wish to consider the potential amenity impact of this additional parking requirement on available street parking.

From inspection of the plans, the proposed parking bays are suitably sized. On-site turning does not appear achievable, so cars may have to exit the site in reverse gear. However, this is not anticipated to give rise to an adverse highway safety impact, owing to good forward visibility in this location.

No details of cycle parking provision have been provided. Cycling is a viable option in the area and the LHA would request that secure cycle parking provision be provided in accordance with WSCC Parking Standards.

The site is situated in a village location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area. The site is also connected by public transport, with regular buses available from Lyons Close.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions should be applied:

Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Liz Corcoran
West Sussex County Council – Planning Services